

BENCHMARKS

BM-1 -- P.K. NAIL IN CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE
UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10.
ELEV.=1028.44'

BM-2 -- P.K. NAIL IN ASPHALT PARKING LOT OF RED McCOMBS CAR DEALERSHIP $\pm 500'$ SOUTH OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. P.K. NAIL IS AT THE NORTH END OF THE FIRST STRIPED ISLAND INSIDE OF THE SOUTHERNMOST DRIVEWAY. ELEV.=1008.11'

ELEVATION DATUM IS GPS--DERIVED HEIGHTS TIED TO TXDOT CONTROL MONUMENT "SARRP".

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 PM 4:04

UNPLATTED
UMBEL, N.V., VOL. 2359, PG 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

UNPLATTED
UMBEL, N.V., VOL. 2359, PG. 497
C/O GILBERT VASQUEZ
300 CONVENT #1500
SAN ANTONIO, TX 78205

P.O.A.D.P. (AMENDED)
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA
CITY OF SAN ANTONIO, BEXAR COUNTY,

DEVELOPER
KOONTZ / Mc COMBS L.L.C.
2200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

DATE OF AMENDMENT: MARCH 11 2002

PREPARED BY:
RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TX. 78228
Phone: (210) 795-6984

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°24'32"	400.00	191.35	189.53	N60°38'51"E
C2	31°52'04"	400.00	222.48	219.62	N31°09'09"E
C3	00°53'30"	23136.36	360.06	360.06	N15°12'08"W

L1	N 74 21' 07" E	400.14'
L2	N 47 05' 11" "	886.57'

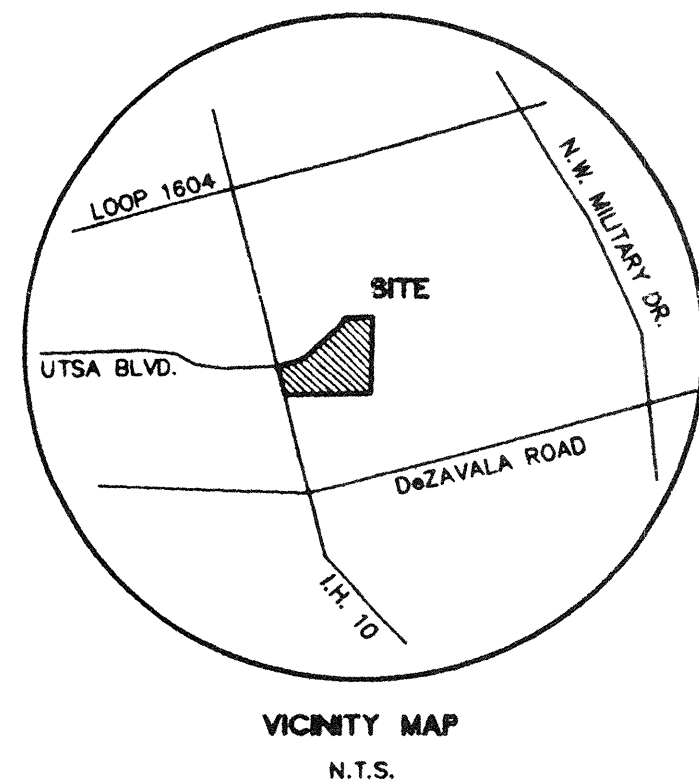
NOTE: RECHARGE ZONE
BOUNDARY BASED ON
DIGITAL BASE MAP
PROVIDED BY
EDWARDS AQUIFER AUTHORITY

FRANK NEELY DRIVE

Scale: 1"=100' Date: _____
Book: _____
Drawn by: AC
File: G:\036\01\36SITE
Approved by: _____
Project No.: _____

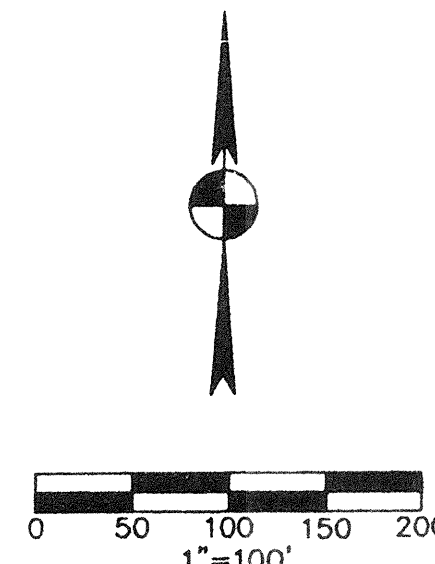
SHEET
1
OF 1

591 B



LEGEND

- ▲ CALCULATED POINT
- ☆ LIGHT POLE
- BENCHMARK
- OPEN TREES
- TREELINE



BENCHMARKS

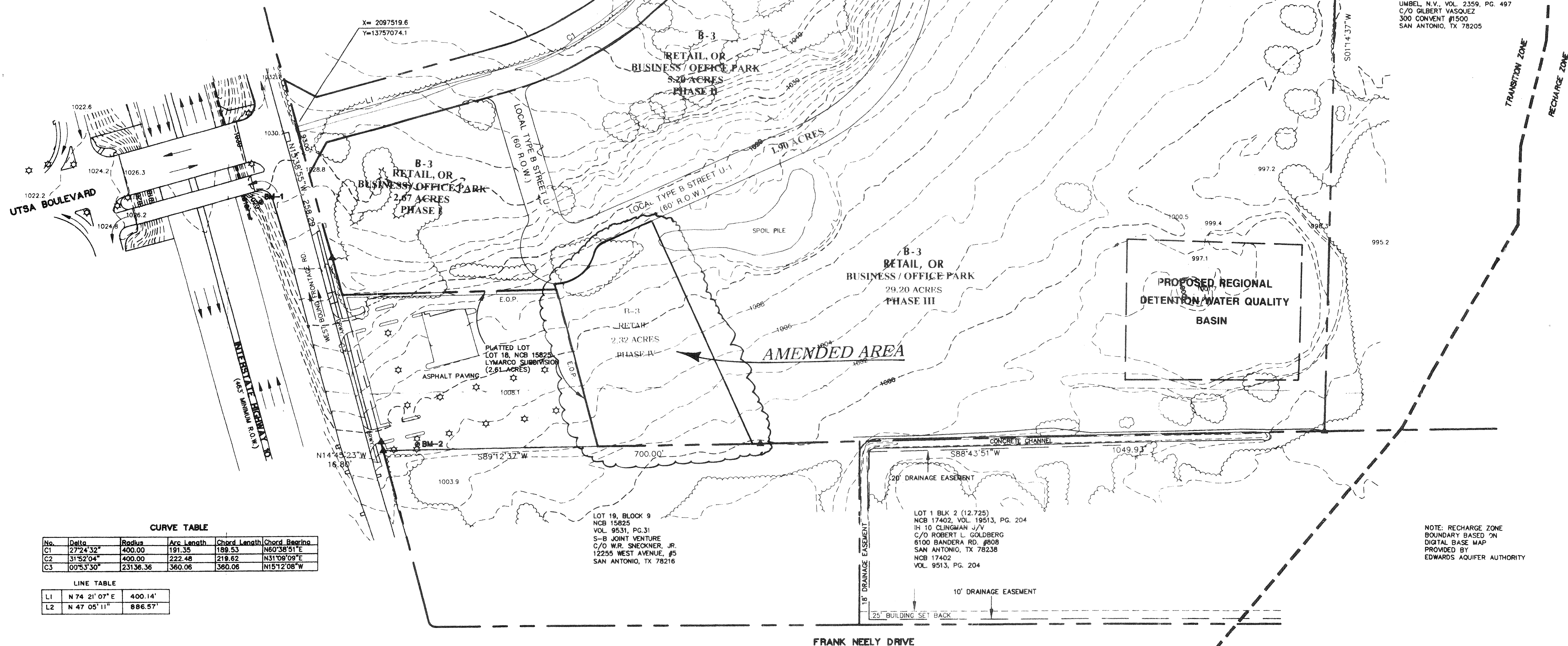
BM-1 --- P.K. NAIL IN CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. ELEV.=1028.44'

BM-2 --- P.K. NAIL IN ASPHALT PARKING LOT OF RED McCOMBS CAR DEALERSHIP ±500' SOUTH OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. P.K. NAIL IS AT THE NORTH END OF THE FIRST STRIPED ISLAND INSIDE OF THE SOUTHERNMOST DRIVEWAY. ELEV.=1008.11'

ELEVATION DATUM IS GPS-DERIVED HEIGHTS TIED TO TXDOT CONTROL MONUMENT "SARRP".

GENERAL NOTE:

This project will comply with the UDC requirements to install a 4'-0" wide concrete pedestrian walk on the public right of way. This new walk will be installed along the property line.



CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°24'32"	400.00	191.35	198.53	N60°38'51"E
C2	31°52'04"	400.00	222.48	219.82	N51°09'09"E
C3	00°33'30"	231.36.36	360.06	360.06	N151°20'08"W

LINE TABLE

LI	N 74 21' 07" E	400.14'
L2	N 47 05' 11" E	886.57'

LOT 19, BLOCK 9
NCB 15825
VOL. 9531, PG. 31
S-B JOINT VENTURE
C/O W.R. SNECKNER, JR.
12255 WEST AVENUE, #5
SAN ANTONIO, TX 78216

LOT 1 BLK 2 (12.725)
NCB 17402, VOL. 19513, PG. 204
IH 10 CLINGMAN J/V
C/O ROBERT L. GOLDBERG
6100 BANDERA RD. #808
SAN ANTONIO, TX 78238
NCB 17402
VOL. 9513, PG. 204

NOTE: RECHARGE ZONE
BOUNDARY BASED ON
DIGITAL BASE MAP
PROVIDED BY
EDWARDS AQUIFER AUTHORITY

DATE OF AMENDMENT: MARCH 11, 2002
REVISED: MAY 20, 2002

PREPARED BY:
RUIZ & ASSOCIATES SURVEYING, INC.
4444 CENTERVIEW, SUITE 21 • SAN ANTONIO, TX 78226
Phone: (202) 795-0994

P.O.A.D.P. (AMENDED)
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA BLVD.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER
KOONTZ / Mc COMBS LLC.
200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

Scale: 1"=100' Date:
Book:
Drawn by: AC
File: G:\036\01\36SITE1.DWG
Approved by:
Project No.:

SHEET
1
OF 1

#591B

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name LANE STAR BUSINESS No. 583 A-1
PARK

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name LYMANCO SUBDV. No. 950270

Name MECOMBS FAMILY LTD No. 010492

Name No.

Contact Person and authorized representative:

Print Name: EDUARDO R. CAMPOS Signature: ED Campos

Date: 03.13.02 Phone: 738-1815 Fax: 738-1117

Master Development Plan and P.U.D.
Technical Review

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____ Date: _____

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 12 PM 4:03

City of San Antonio POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 3.12.02 Name of POADP: LONE STAR BUSINESS PARK

Owners: KOONTZ/MECOMBS LLC Consulting Firm: RUIZ & ASSOC. SUR. CO. INC.

Address/Zip code: 200 CONCORD PLAZA #525 Address/Zip code: 4414 CENTERVIEW #211, CITY
CITY, 78216 78228

Phone: 821-0523 Phone: 735-8514

Existing zoning: B-3 Proposed zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 0 ☐ Yes ☒ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 9
Ferguson map grid 583 A-1

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>ONE</u>	<u>4.9273</u>

Is there a previous POADP for this Site? Name LONE STAR BUSA PK No. 591-A

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name LYMARCO SUBD. No. 950276

Name MECOMBS FAMILY LTD No. 010492

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Bob Pompa Signature: [Signature]

Date: 2/20/02 Phone: 210-3571554 Fax: 210-357-1572

☒ name of the POADP and the subdivision;

☐ indication of development phases on the POADP;

☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☐ copy of digital file

☐ North arrow and scale of the map;

☐ Proposed land use by location, type and acreage;

☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☐ contour lines at intervals no greater than ten (10) feet;

☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☐ existing adjacent or perimeter streets;

☐ one hundred-year flood plain limits;

☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☐ A complete application and certification, 8½ X 11 reduction with eight (8)¹⁵ copies of the POADP map, all maps to be folded (accordion style & manageable size);

☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☐ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;

☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;

☐ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;

☐ The POADP ☐ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

☐ The POADP lies in the _____ School District and they have been contacted concerning this development.

☐ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: **X** _____

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

Page 3 of 3

02 MAR 12 PM 4:03

City of San Antonio
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 3.12.02 Name of POADP: LONE STAR BUSINESS PARK
Owners: KOONTZ/MCCOMBS LLC Consulting Firm: RUIZ & ASSOC. SUR. CO. INC.
Address/Zip code: 200 CONCORD PLAZA #525 CITY, 78216 Address/Zip code: 4414 CENTERVIEW #211, CITY 78228
Phone: 821-0523 Phone: 735-8514
Existing zoning: B-3 Proposed zoning: B-3
Site is over/within/includes:
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 0 ☐ Yes ☒ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 9
Ferguson map grid 583 A-1
Land area being platted:
Single Family (SF) _____ Lots _____ Acres _____
Multi-family (MF) _____
Commercial and non-residential ONE 4.9273
Is there a previous POADP for this Site? Name LONE STAR BUS PK No. 591-A
Is there a corresponding PUD for this site? Name NO

McCOMBS ENTERPRISES

9000 TESORO DR. #122
SAN ANTONIO, TEXAS 78217FROST NATIONAL BANK
SAN ANTONIO, TEXAS

022778

DATE

2/21/02

AMOUNT

\$268.00

Two Hundred Sixty Eight Dollars And 00 Cents

The City of San Antonio
Division of Treasury
P.O. Box 839975
San Antonio, TX 78283-3975

McCOMBS ENTERPRISES

AUTHORIZED SIGNATURE

022778 1140000931

01 0327298



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 05.09.02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: LONE STAR BUSINESS PARK FILE # AMENDED

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks - Open Space
☐ Other: SIDEWALKS ☐ Fire Protection
ATTN: MARK MCDONALD ☐ Bexar County Public Works

REVISIONS

COPY

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

U MacDonald

Signature

Planner II

Title

5-29-02

Date _____

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



FAX COVER SHEET
FROM THE OFFICE OF
GUAJARDO & ASSOCIATES

TO: Mr. Ramon Ruiz
Ruiz & Associates Surveying, Inc.
4414 Centerview, Suite 211, San Antonio, Texas 78228
Tel No.: 210-738-2835 (F) 210-735-8514 (O)
Date: May 1, 2002
Time: 10:00 PM
Faxing: 1 Page(s) including cover sheet.

From: Robert Guajardo, Architect
14114 Jones Maltsberger
San Antonio, Texas 78247
(210) 691-0113

Reference: McCombs Family, Ltd. Subdivision
Plat I.D. Number: 010492
New Legal Desc.: Lot 21, Blk. 9, NCB 15825

TDLR Review No.: EABPRJA2805469

Existing Legal Desc.: Lot 18, Blk. 9, NCB 15825
Existing Project Name: Rcd McCombs Dodge @ UTSA Blvd. & IH-10

REMARKS: Ramon, as per your request please see the following information.

Please be advised that the project noted above was submitted for ADA review as per the State of Texas requirements (see TDLR review number above). Furthermore, the ADA inspector was invited to the site specifically to review the locations of any sidewalks that may be required to connect our building to the IH-10 access road as well as any pedestrian walks that are required from building to building. We will install the walks as per his instructions. Again this TDLR review is only for the site located adjacent to IH-10 and not specifically for the rear portion of the site in question. If you require any additional information please contact me at 210-691-0113 (office).

Robert Guajardo, Architect

*Disability Access (Sidewalks)

☐ I recommend approval☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: please attach sidewalk or pedestrian
plan.

Michael O. Herrera

Signature

Planner II

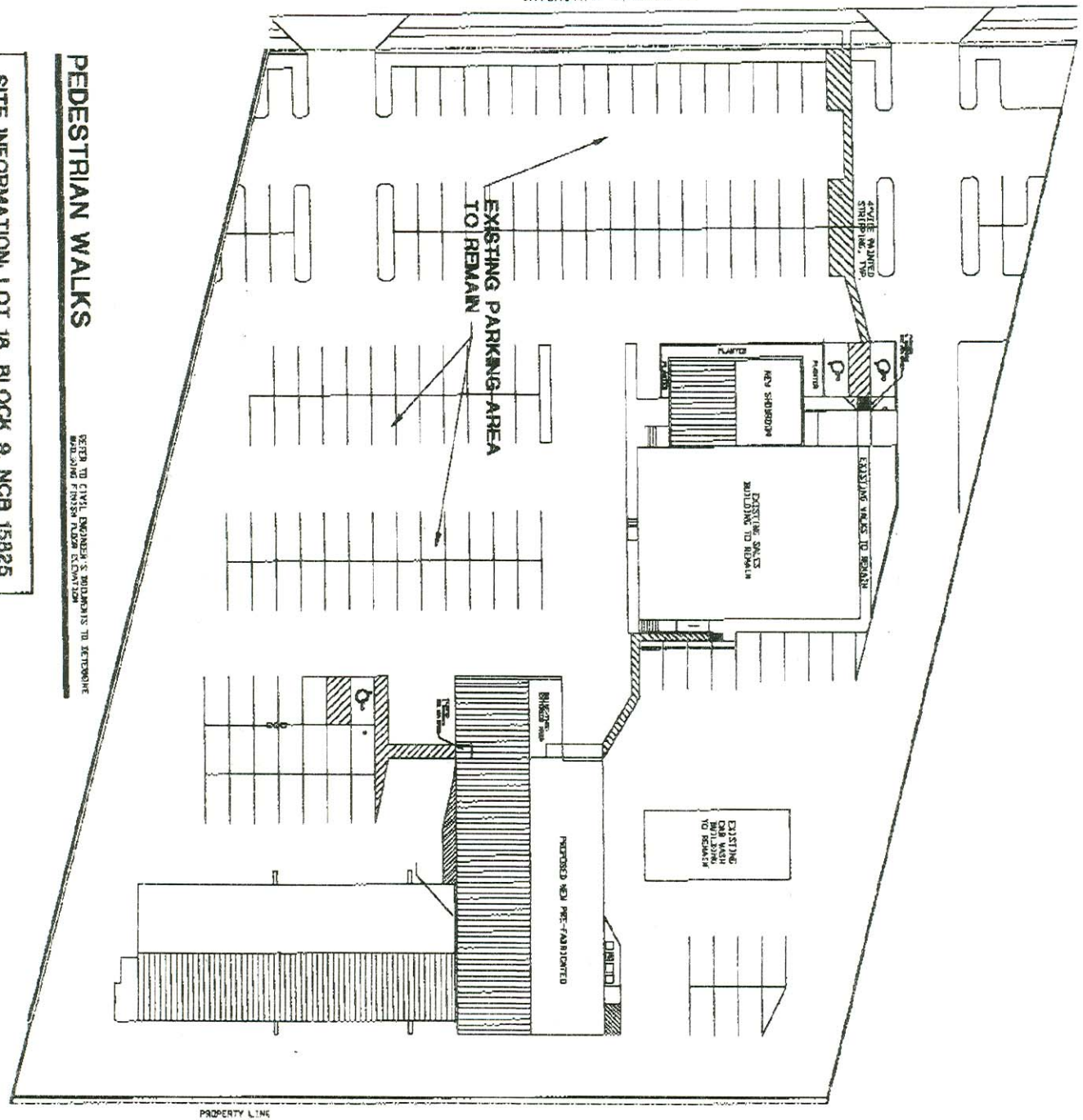
Title

3-20-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

INTERSTATE HIGHWAY 10



PEDESTRIAN WALKS

SEE TO CIVIL ENGINEER'S DRAWINGS TO DETERMINE
WALKING SURFACE AND WIDTH

SITE INFORMATION, LOT 18, BLOCK 9, NCB 15825

FUTURE PARKING
LOT AREA



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -9 PM 2:50

(Check One)

Date: 05.09.02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: LONE STAR BUSINESS PARK FILE # AMENDED
* REVISIONS AS REQUESTED

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks - Open Space
☐ Other: SIDEWALKS ☐ Fire Protection
ATTN: MARK MCDONALD ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please provide revised plans to indicate
location of sidewalks and/or a General
Note stating 'Sidewalks shall be installed in the
public right-of-way per UDC requirements'.

Michael Donald Planner II

Signature

Title

5-15-02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



**FAX COVER SHEET
FROM THE OFFICE OF
GUJARDO & ASSOCIATES**

TO: Mr. Ramon Ruiz
Ruiz & Associates Surveying, Inc.
4414 Centerview, Suite 211, San Antonio, Texas 78228

Tel No.: 210-738-2835 (F) 210-735-8514 (O)

Date: May 1, 2002

Time: 10:00 PM

Faxing: 1 Page(s) including cover sheet.

From: Robert Guajardo, Architect
14114 Jones Maltzberger
San Antonio, Texas 78247
(210) 691-0113

Reference: McCombs Family, Ltd. Subdivision
Plat I.D. Number: 010492
New Legal Desc.: Lot 21, Blk. 9, NCB.15825

TDLR Review No.: EABPRJA2805469

Existing Legal Desc.: Lot 18, Blk. 9, NCB 15825

Existing Project Name: Red McCombs Dodge @ UTSA Blvd. & IH-10

REMARKS: Ramon, as per your request please see the following information.

Please be advised that the project noted above was submitted for ADA review as per the State of Texas requirements (see TDLR review number above). Furthermore, the ADA inspector was invited to the site specifically to review the locations of any sidewalks that may be required to connect our building to the IH-10 access road as well as any pedestrian walks that are required from building to building. We will install the walks as per his instructions. Again this TDLR review is only for the site located adjacent to IH-10 and not specifically for the rear portion of the site in question. If you require any additional information please contact me at 210-691-0113 (office).

Robert Guajardo, Architect

*Disability Access (Sidewalks)

☐ I recommend approval☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: please attach sidewalk or pedestrian
plan.

Michael Donald

Signature

Planner II

Title

3-20-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Michael Herrera

From: John McDonald
Sent: Friday, May 10, 2002 12:51 PM
To: Michael Herrera
Cc: Michelle Gonzalez
Subject: Lonestar Business Park

This department has no objections to the above referenced Master Development Plan.

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

**CITY OF SAN ANTONIO
Public Works Department
Storm Water Utility**

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

TO: Michael O. Herrera, Planner II, Planning Department

02 MAR 25 PM 4:02

FROM: Nathaniel Hardy, Storm Water Engineer

COPIES: File

SUBJECT: LONE STAR BUSINESS PARK

DATE: March 21, 2002

In review of this project I do not recommend approval.

This is an amended a POADP not subject to the new (June, 2001) Code. How will Storm Water runoff be drained to the proposed regional detention water quality basin? Will Phase III owners allow an easement? Will Lot 19, Blk 9, NCB 15825 owner provide an interceptor drainage easement? Is the Lot 19 owner in any danger from increased runoff from Phase IV? Please provide answer to above questions prior to approval.

Nathaniel Hardy, P. E.
Storm Water Engineer

No
ms.

*Major Thoroughfare

SEE COMMENT

☒ I recommend approval

☐ I do not recommend approval

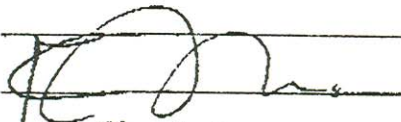
On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1410W IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW.
LITSA BLVD. IS ON THE MTP REQUIRING A MIN.
OF 80' ROW.

* NEED TXDOT REVIEW.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR 25 PM 2:29


Signature


Title

03/502
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

February 14, 2002

(Re-issued)

TxDOT REFERENCE NO.
3540

CONTROL: 72
SECTION: 08
HIGHWAY: I.H. 10
R.O.W. MAP FILE: E-08-01

Ruiz & Associates Surveying, Inc.
4414 Centerview, Suite 211
San Antonio, Texas 78228

SUBDIVISION PLAT: Mc Combs Family Ltd.
LOCATION: I.H. 10 (N. of Frank Neely Dr.)
DATE RECIEVED: 2-5-02, (2-14-02)

PLAT NO. 010492

PLAT REVIEWED FOR:

EXISTING R.O.W. DATA
PLANNED R.O.W. NEEDS
STREET, ALLEY & DRIVEWAY ACCESS
OTHER
TxDOT NOTES

NO OBJECTION

OBJECTION

✓
✓
✓
✓
✓

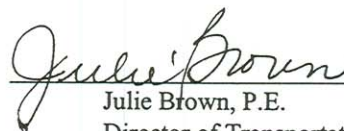
REQUIRE THE FOLLOWING TxDOT NOTES BE ANNOTATED ON YOUR PLAT:

- (1) For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- (3) Maximum access points to State highway from this property will be regulated as directed by Regulations For Access Driveways To State Highways. This property is eligible for a maximum combined total of one access point, based on the overall platted highway frontage of 300.00'
- (4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right of way.

OTHER COMMENTS:

cc: CSA Engineering Division (Mr. Bob Opitz)
CSA Comprehensive Division (Mr. Jesus Garza)
Bexar County Planning
District Survey Section, Area Office (TxDOT)
Director of Maintenance (TxDOT)



Julie Brown, P.E.
Director of Transportation
Planning and Development

CITY OF SAN ANTONIO
Public Works Department
Storm Water Utility

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 13 PM 1:45

TO: Michael O. Herrera, Planner II, Planning Department

FROM: Nathaniel Hardy, Storm Water Engineer

COPIES: File

SUBJECT: LONE STAR BUSINESS PARK (POADP – AMENDED)

DATE: May 10, 2002

Based upon a meeting with Roy J. Akiona and the attached letter, I now recommend approval of the subject amended POADP.

Roy explained that drainage did not need to go to the regional detention water quality basin as the design for the new existing facilities already includes water quality and detention facilities. Roy provided photographs for the improvements and explained what as built. The Phase III owners do not need to provide an easement to the property owners of the portion being pulled out of the original POADP. The improvements and necessary easements are complete. The Lot 19, Blk 9, NCB 15825 owner provided a location for a pipe system on his northern property line. The system is in place and operating. The Lot 19 owner appears to be taken out of danger of flooding due to the improvement son their silt and the property to the north.

Nathaniel Hardy, P. E.
Storm Water Engineer



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

(Check One)

Date: 02, 04, 02

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input checked="" type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: MC COMBS FAMILY LTD FILE # 010492

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB - 4 PM 3:29

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

CHANGES P.O.A.D.

591-A

LONG STAR BUSINESS PARK

DATE: 11-28-01

Will have to Amend
P.O.A. D.P.

- ① Show Clear PROX
For Change
- ② Show Clear AREA
For Amend

MH

Signature

Senior Planner

Title

2-9-02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/14/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: AMENDMENT

Project Name: LONE STAR BUSINESS PARK FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☒ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks – Open Space
☐ Storm Water Engineering ☐ Fire Protection
☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
☐ Other: _____

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This item is tentative scheduled for _____ before the (MDP) committee.

March 14, 2002

☐ I do not recommend approval



Comments:

3-29-02

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED MAR 18 2002

(Check One)

Date: 3/14/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
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☐ Major ☐ Minor ☐ Other: AMENDMENT

Project Name: LONE STAR BUSINESS PARK FILE # _____

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
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☐ Other: _____

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March 14, 2002

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- Coordinate tree preservation
- recommend preservation to meet landscape ordinance requirements

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 26 PM 1:35

D Reid

Signature

City Architect

Title

3/25/02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

NO SIDEWALK SHOWN

(Check One)

Date: 3/14/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
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Project Name: LONE STAR BUSINESS PARK FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
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☐ Other: _____

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City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

March 14, 2002

over →



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/14/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
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☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: AMENDMENT

Project Name: LOVE STAR BUSINESS PARK FILE # _____

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
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City of San Antonio Planning Department use

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On _____, I notified _____, the engineer/
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[illegible]

Signature Title Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

(Check One)

Date: 3/14/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
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- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: Amendment

Project Name: LONE STAR BUSINESS PARK FILE # _____

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☒ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

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City of San Antonio Planning Department use

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SEE COMMENT

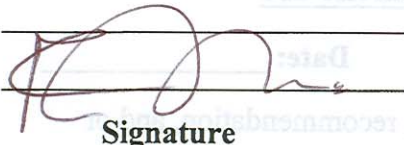
☒ I recommend approval

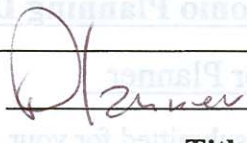
☐ I do not recommend approval

On _____, I notified _____, the engineer/
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Comments: LITSA BLVD. IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW.
LITSA BLVD. IS ON THE MTP REQUIRING A MIN.
OF 80' ROW.

* NEED TXDOT REVIEW.


Signature


Title

03/15/02
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 5/14/02

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: Longstar Business Park FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

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City of San Antonio Planning Department use

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On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Plat Certification Request ☐ Pedestrian Plan (Pp)

(This chapter is required for degree-seeking students.)

☐ 24/7 Visitor ☐ Parks - Open Space

1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 26

City of San Antonio Planning Department

28. Aug. = 11/12

Signature

Title

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Lone Star Business Park	Ruiz & Assoc.	3/14/02	3/14/02		
(Amending)					

3/14/02	3/15/02	Y/C	3/14/02	3/20/02	N	3/14/02	3/21/02	Y
			5/9/02	5/15/02	N			
			5/20/02	5/29/02	Y			

3/14/02	5/16/02	Y	3/14/02	3/29/02	Y	3/14/02	3/25/02	Y

3/14/02	5/10/02	Y	3/14/02	3/25/02	N	N/R	N/R	
			5/10/02	5/10/02	Y			

	4/25/02